



# City of Deltona

April 28, 2009

Mr. James Stansbury  
Department of Community Affairs  
Division of Community Planning  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100

**SUBJECT: TRANSMITTAL OF CITY OF DELTONA FOR CYCLE 01-2009 LARGE SCALE COMPREHENSIVE  
PLAN AMENDMENT**

Mr. Stansbury:

This is a letter of transmittal to accompany the proposed comprehensive plan amendment from the City of Deltona, which contains required statements, support documents and information pursuant to Florida Statutes 163, and Rules 9J-5 and 9J-11, Florida Administrative Code. By copy of this transmittal letter, a complete amendment package is also being sent to each of the following review agencies: Florida Department of Transportation District 5 Office, East Central Florida Regional Planning Council, St. Johns River Water Management District, Florida Department of Environmental Protection, the Department of State, and Volusia County.

The entire package includes one ordinance, the summary is as follow:

**City Ordinance No. 07-2009:** This comprehensive plan amendment contains 3,990 acres of land located in the Community of Osteen. On February 7, 2008, the County Council and on February 18, 2008, the City Commission, directed their respective staffs to prepare a Joint Planning Agreement to address land use, design standards, infrastructure, etc. within the Osteen area. The Osteen Joint Planning Area (JPA) Agreement was approved by the City Commission on November 17, 2008 and the County Council on December 4, 2008.

The Osteen Joint Planning Agreement calls for the creation and adoption of a Local Plan for the Osteen area. City and County staff mutually drafted the Osteen Local Plan which includes specific goals, objectives and policies, and a Future Land Use Map with unique land-use designations. The proposed amendment will be incorporated in the City and County Comprehensive Plans.

The Planning and Zoning Board heard Ordinance No. 07-2009 at their regular scheduled meeting on March 18, 2009, and voted unanimously to forward this ordinance to the City Commission with a recommendation of approval.

The City of Deltona Commission and the Volusia County Council held the joint transmittal hearing of the Osteen Local Plan on April 21, 2009, at the Thomas C. Kelly Administration Center, 123 West Indiana Avenue, Deland, Florida. The County Council voted unanimously and the City of Deltona Commission voted four to one (Commissioner Zischkau voted against the motion; Mayor Mulder and Commissioner Denizac were both absent) to transmit the Osteen Local Plan to DCA and VGMC.

The proposed ordinance is not in an area of critical state concern.

The proposed ordinance is not in Orange, Lake or Seminole Counties and is not subject to the Wekiva River Protection Area.

Ordinance No. 07-2009, Osteen Local Plan, is proposed to be adopted under a joint planning agreement between the City of Deltona and Volusia County.

The proposed ordinance is the first amendment package submitted for the year 2009 under the twice per calendar year limitation on adoption of amendments, and is not exempt from the City of Deltona's bi-annual amendment cycle.

The Deltona Planning and Development Services Department is the designated location for public inspection of the adopted plan amendment. The Planning and Development Services Department is located at 2345 Providence Boulevard, Deltona, FL 32725. Office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m., except for holidays. Mr. Ron Paradise, Planning Manager is the designated local government contact person. Mr. Paradise's phone number is (386) 878-8610, the fax number is (386) 878-8601, and the email address is [rparadise@deltonafl.gov](mailto:rparadise@deltonafl.gov).

Sincerely,



Chris Bowley, AICP  
Director of Planning and Development Services

Attachments: Rule 9J-11, F.A.C., Submittal Requirements Checklist  
Comprehensive Plan Citizen Courtesy Information List  
Ordinance within this package contains the following:  
April 21, 2009 - After Action Agenda Report from governing body public hearing  
Volusia County's Ordinance 2009-14  
City of Deltona's Ordinance 07-2009  
Staff report  
Transportation Analysis  
Joint Planning Area Agreement  
Maps as required  
VCSB Letter dated February 9, 2009

CC:

Mr. Phil Laurien, AICP, Executive Director, East Central Florida Regional Planning Council, 631 North Wymore Rd., Suite 100, Maitland, FL

Mr. Jon Weiss, Growth Management Supervisor, FDOT District 5, 133 South Semoran Boulevard, Orlando, FL 32807-3230

Mr. Jeff Cole, Assistant Director, Office of Communications and Governmental Affairs, St. Johns River Water Management District, P.O. Box 1429, Palatka, FL 32177

Mr. Jim Quinn, Environmental Manager, Office of Intergovernmental Programs, Department of Environmental Protection, 3900 Commonwealth Boulevard, Room 914B, Tallahassee, FL 32303

Ms. Susan Harp, Historic Preservation Planner, Department of State, Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, FL 32399

Mr. Gregory K. Stubbs, AICP, Volusia County Growth and Resource Management Department, 123 W. Indiana Avenue Deland, FL 32720

Ms. Mary Ann Poole, Director, Office of Policy and Stakeholder Coordination, Florida Fish and Wildlife Conservation Commission, 620 South Meridian Street, Farris Bryant Building, Tallahassee, FL 32399-1600